

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 4, 2019
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Call to Order	Chairman Mike Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.
Roll Call	<p>Present and answering roll call were Commissioners, Jay Alexander, Mike Burdette, Brian Fischer, Louis Milot, Tom Reeder, and Joe Roberts. Steve Scott was absent.</p> <p>Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.</p>
Appv min 8/7/19 PZC meeting as presented	<p>Commissioner Fischer moved and Commissioner Alexander seconded to approve the minutes of the August 7, 2019 Planning and Zoning Commission meeting as presented.</p> <p><u>Motion carried unanimously by voice vote.</u></p>
Public Hearing: front yard variance request, David & Susan Piper, 313 Court Dr.	<p><u>Case No. 090419-V-1</u> – A public hearing was opened for comment at 6:30 p.m. on the request of David & Susan Piper for a front yard variance at 313 Court Drive. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: the petitioner is requesting a 9’8” front yard variance in order to construct an enclosed front porch that would replace an existing deteriorated concrete porch & steps; would not encroach out any further than what existing does; and the current front yard setback requirement in R-1 zoning is 25’.</p> <p>Petitioner comments: None.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:31 p.m. the public hearing was closed.
Approve Case No. 090419-V-1, front yard variance request	<p>Commissioner Roberts moved and Commissioner Reeder seconded to approve the variance request as presented.</p> <p>Commissioner comments: None</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Alexander, Burdette, Fischer, Milot, Reeder, Roberts <u>Nays: 0</u> <u>Motion carried.</u></p>
Finding of Facts	<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 9’8” front yard variance is requested to construct an enclosed porch. A public hearing was held on Wednesday, September 4, 2019, all present were given the opportunity to be heard; there were no ‘interested parties’; property cannot yield a reasonable return because house currently has a porch; plight of the owner is due to unique circumstances due to shallowness of the front yard; and character of the neighborhood would not be changed as the new porch would not encroach any further than the existing porch.</p>
Public Hearing: distance between structures variance request, Marcy Jones/David Vela, 1713 Jadens Way	<p><u>Case No. 090419-V-2</u> – A public hearing was opened for comment at 6:32 p.m. on the request of Marcy Jones/David Vela for a distance between structures variance at 1713 Jadens Way. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: the petitioner is requesting either a 5’ or a 2’ distance between structures variance in order to construct a storage shed; and the current distance between structures setback requirement in R-1 zoning is 10’.</p> <p>Petitioner comments: None.</p> <p>Public comments: None.</p>
Close Public Hearing	At 6:33 p.m. the public hearing was closed.
Approve Case No. 090419-V-2, distance between structures variance request	<p>Commissioner Roberts moved and Commissioner Fischer seconded to approve the variance request as presented.</p> <p>Commissioner comments: Discussion ensued on which option would be best overall and following discussion based on access and fire protection, the consensus was that option 2 would be the best overall. Commissioner Roberts moved and Commissioner Fischer amended their motion to approve by approving option 2, which would allow a 2’ distance between structures variance.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Alexander, Burdette, Fischer, Milot, Reeder, Roberts <u>Nays: 0</u> <u>Motion carried.</u></p>

<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 2’ distance between structures variance is requested to construct a storage shed. A public hearing was held on Wednesday, September 4, 2019, all present were given the opportunity to be heard; there were no ‘interested parties’; property cannot yield a reasonable return because lack of storage creates a hardship; plight of the owner is due to unique circumstances due to irregular shape of the lot; and character of the neighborhood would not be changed as the shed would be in the rear yard adjacent to a retention pond.</p> <p><u>Case No. 090419-V-3</u> – A public hearing was opened for comment at 6:41 p.m. on the request of Kim Wade for a side yard & distance between structures variance at 500 Jackson Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>B & Z Supervisor Holmes provided a brief overview of the variance request noting the following: the petitioner is requesting a 4’ side yard and 6’ distance between structures variance in order to construct a detached garage; would like to keep the detached garage in line with the existing driveway; and the current side yard setback requirement in R-1 zoning is 5’and the distance between structures setback requirement is 10’.</p> <p>Petitioner comments: None.</p> <p>Public comments: None.</p> <p>At 6:42 p.m. the public hearing was closed.</p> <p>Commissioner Milot moved and Commissioner Alexander seconded to approve the variance request as presented.</p> <p>Commissioner comments: Commissioner’s Milot and Alexander commented that there are several properties in the area that are done in the same manner and they are keeping in line with other properties along the street.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Alexander, Burdette, Fischer, Milot, Reeder, Roberts <u>Nays: 0</u> <u>Motion carried.</u></p>	<p>Finding of Facts</p> <p>Public Hearing: side yard & distance between structures variance request, Kim Wade, 500 Jackson St.</p> <p>Close Public Hearing</p> <p>Approve Case No. 090419-V-3, side yard & distance between structures variance request</p>
<p><u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; and a 4’ side yard and 6’ distance between structures variance is requested to construct a detached garage. A public hearing was held on Wednesday, September 4, 2019, all present were given the opportunity to be heard; there were no ‘interested parties’; property cannot yield a reasonable return because most homes in the neighborhood have garages; plight of the owner is due to unique circumstances due to the narrowness of the lot; and character of the neighborhood would not be changed as most garages in the area are close to their respective lot lines.</p> <p>A public hearing was opened for comment at 6:44 p.m. on the request of Todd Young/Varsha Chipalo, 318 Court Drive, to permit a roof mount solar energy system to be placed on the roof of an accessory structure. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>P & D Director Oliphant gave a brief overview of the request noting the following: the petitioner has submitted a special use application for the installation of a solar energy system on the detached garage at 318 Court Drive; a special use is required in order to install a roof mount solar array on the roof of an accessory structure per the recently approved solar energy ordinance; if approved, it would be located on the south facing garage roof; and the solar array will cover approximately 31% of the roof. He shared that Summit Solar Solutions indicates the reason for placing the panels on the garage is to take the most advantage of the sun and has also attested that the roof of the accessory structure is capable of supporting the proposed system.</p> <p>Petitioner comments: Summit Solar Solutions representative shared that IL recently passed a law to have 25% of its energy coming from renewable sources by 2025 and they are seeing more homeowners looking at solar as a renewable source that provides savings on their utility bill.</p> <p>Public comments: None.</p> <p>At 6:46 p.m. the public hearing was closed.</p> <p>Commissioner Milot moved and Commissioner Reeder seconded to recommend approval of the special use request as presented.</p> <p>Commissioner comments: Discussion ensued around the reasoning for the special use requirement for accessory structures as many are coming forward for consideration. P & D Director Oliphant shared there were some concerns with accessory structures having the ability to support the solar system. He shared that as part of the permitting process a certification letter is required certifying that the structure can support the system. B & Z Supervisor Holmes indicated that this is the third or fourth special use request and all but one have been in the older sections of the City where you do see more detached garages.</p>	<p>Finding of Facts</p> <p>Public Hearing: Special Use request, roof mount solar energy system on accessory structure, 318 Court Dr.</p> <p>Close Public Hearing</p> <p>Recommend approval of Special Use request</p>

Recommend approval of Special Use request, Cont.)	<p>There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Alexander, Burdette, Fischer, Milot, Reeder, Roberts <u>Nays: 0</u> <u>Motion carried.</u></p>
Public Hearing: Special Use request, outdoor batting cage, 1756 Washington Rd.	<p>A public hearing was opened for comment at 6:51 p.m. on the request of Dane Ainsworth, A & J Storage & Development, 1756 Washington Road, to permit an outdoor batting cage. Publication was made of the public hearing notice, and there were no “interested parties” registered.</p> <p>P & D Director Oliphant gave a brief overview of the request noting the following: the petitioner has submitted a special use application for the allowance of an outdoor batting cage to operate at 1756 Washington Road; a special use is required for outdoor recreation and amusement establishments in a C-3 zoning district; the proposed outside recreation space is approximately 3,132 s.f. and was formerly utilized for a garden sales area when Walmart occupied the premises; if approved, the space would allow for conditioning, fielding, and batting drills, would have a turf field for low maintenance, would be designed for capacity of up to 40 people but would more likely have up to a team or two at any given time that would account for 10-20 people; and would be seasonal with hours as late as 8:00 p.m. or as daylight would allow in the summer with no additional lighting being proposed. He shared that given the proximity to residential to the east, two conditions are being recommended for approval: the hours of operation shall not extend beyond sunset; and no additional lighting shall be installed other than minimal security lighting that would be expected for all commercial buildings.</p> <p>Petitioner comments: Dane Ainsworth commented that morning hours could be added indicating a start time of 8:00 a.m. as a condition. He shared he sees the indoor batting cages being used more and the outdoor area being used primarily for ground work/fielding.</p> <p>Public comments: Jamie Cobb expressed her concerns with and opposition to having this type of use abutting their backyard. She provided comments that are attached and made part of these minutes and also played an audio recording of what the pinging of a bat sounds line in a batting cage. Dan Semlow expressed his concerns with the noise that would be generated and how it affects his sleep as a third shift worker. Jeff Lippert expressed his concerns with the noise as well.</p>
Close Public Hearing	<p>At 7:03 p.m. the public hearing was closed.</p>
Recommend approval of Special Use request	<p>Commissioner Roberts moved and Commissioner Reeder seconded to recommend approval of the special use request as presented.</p> <p>Commissioner comments as follows: 1) any thought given to possibly moving the area around to the back of the building and/or noise suppression material that could be used to help buffer the sound within the batting cage, yes more research could be done; 2) the variety of C-3 zoning permitted uses and the amount of risk when residential abuts commercial; 3) conditions on start times that can be placed on the special use; 4) residents commented that buffering conditions changed after the tornado and prior to that you weren’t aware that the Walmart property was even there because of what the buffer provided; and 5) how considerations can be given to provide the least amount of noise impact. Following discussion, it was the consensus to limit the start time of the use of the batting cage to 8:00 a.m.</p>
Amended motion	<p>Commissioner Roberts moved and Commissioner Reeder seconded to amend the motion to include adding a condition start time of 8:00 a.m. and end time of 8:00 p.m.</p> <p>There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Alexander, Burdette, Fischer, Roberts <u>Nays: 2</u> Milot, Reeder <u>Motion carried.</u></p>
Commissioner/Staff Comments	<p>Building & Zoning Supervisor Holmes indicated that there will be a meeting next month.</p>
Adjournment	<p>At 7:28 p.m. Commissioner Milot moved and Commissioner Fischer seconded to adjourn. <u>Motion carried unanimously by voice vote.</u></p>

Patricia S. Brown, City Clerk

Hello, my name is Jamie Cobb and my family lives at 110 Gillman Avenue. Our backyard backs up to the parking lot and area that is proposing to add outdoor batting cages.

When we purchased our property in March of 2013, we had a beautiful wooded backyard that was quiet, and very pleasant. Little did we know that in less than eight months our home and property would be destroyed by a tornado. Walmart (the previous property owner) was required to replace the trees between their property and the neighborhood in which they were originally required to provide when building the former store. Currently, the new trees do nothing to block the view of the building, bright parking lot lights, and view of RV's backing up to our property.

Some may think that having an outdoor batting cage behind your property is no big deal and they would incur very little disturbance to which I couldn't disagree more. I grew up in Peoria on Cindy Lane and our house backed up to the end of the driving range of the former Wee Tee Golf Center. The sound of golf balls being hit, batting cage arms swinging, and bats pinging was a common sound we heard even though our home was located far away from the batting cages. You could hear the PING of the bats CLEARLY at 837 feet (or 279 yards).

I have brought an aerial view of my families/ property on Cindy Lane in relation to Wee Tee's batting cages to compare with a current view of our property on Gillman Avenue in relation to the proposed outdoor batting cages in Washington. The proposal to have batting cages 116 feet (or approximately 39 yards) from our property will be a nuisance. I've brought a sample of what the sound of a batting cage will sound like for our street.

(Audio of batting cage)

Furthermore, I would like to note that only our side of Gillman Avenue was notified of the proposal for outdoor batting cages however the sound WILL travel further throughout Washington Estates just as we hear the high school marching band practicing clearly over 1 mile away.

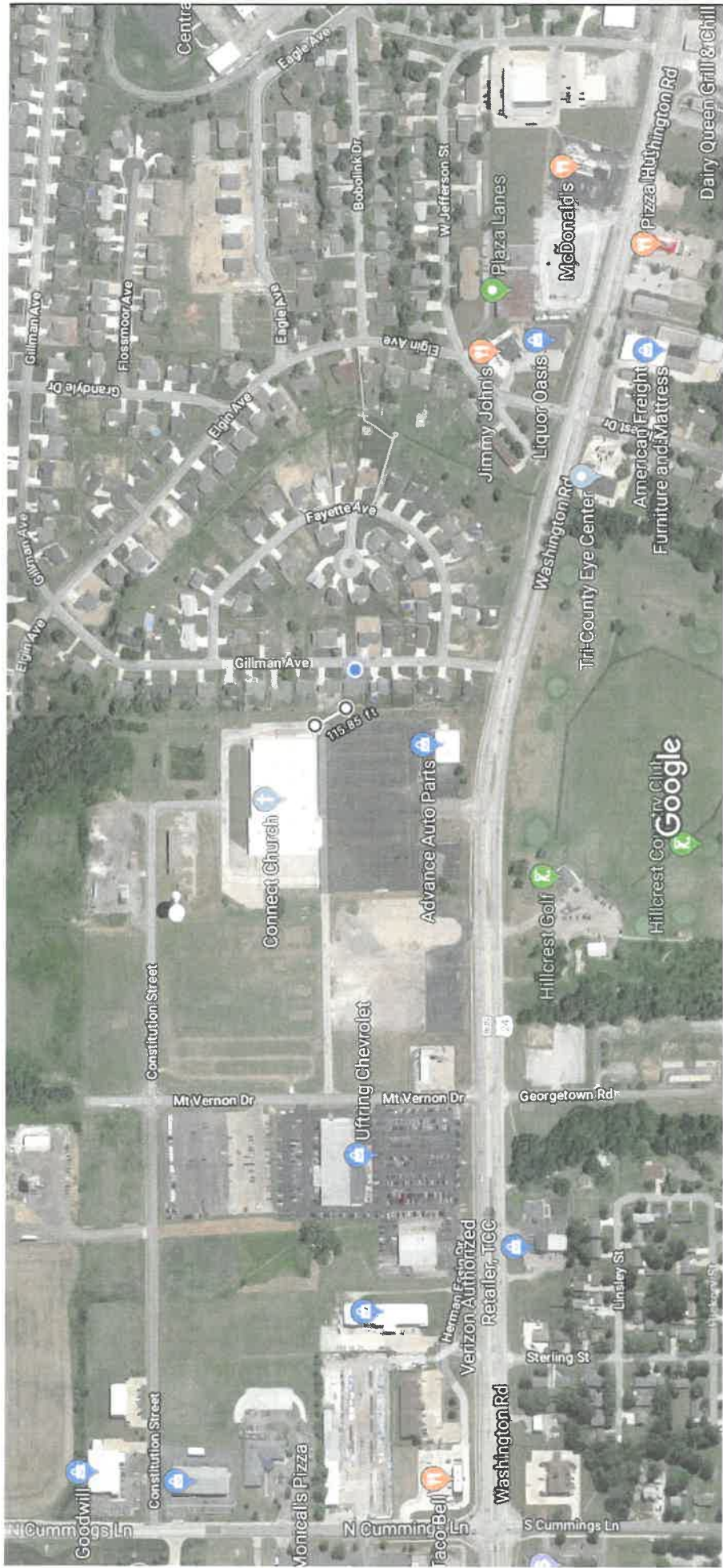
Please take into consideration if you would like to hear this noise directly behind your house? We enjoy our backyard and the quiet of our neighborhood. Having a business such as this will be busy and noisy during the times that are most likely when residents will be enjoying the outdoors. Restricting their business hours will only mean they are restricted to being open during the times people are normally outdoors. I respectfully ask you to consider rejecting the proposal of outdoor batting cages.



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, USDA Farm Service Agency, Map data ©2019 200 ft

Measure distance

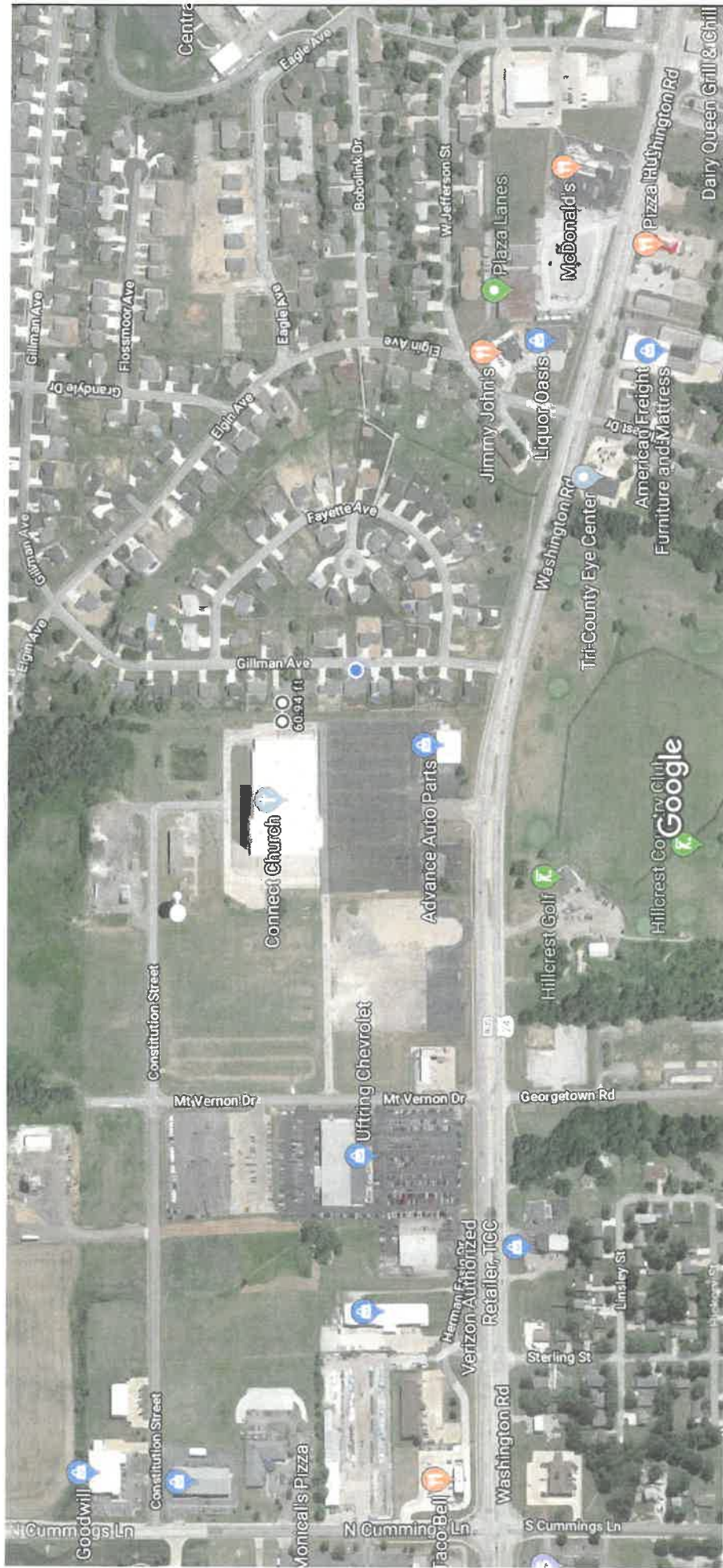
Total distance: 836.87 ft (255.08 m)



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Measure distance

Total distance: 115.85 ft (35.31 m)



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Measure distance

Total distance: 60.94 ft (18.58 m)